139.0	0003	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	956,800 /	956,800
					USE VALUE:	956,800 /	956,800
					ASSESSED:	956,800 /	956,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIANOCOSTAS DEAN J/ETAL
Owner 2:	GIANOCOSTAS PETRONELLA
Owner 3:	
Street 1:	103 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,720 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Clapboard Exterior and 2009 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6720.000	394,000	3,400	559,400	956,800
Total Card	0.154	394,000	3,400	559,400	956,800
Total Parcel	0.154	394,000	3,400	559,400	956,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.38 | /Parcel: 476.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 89291

GIS Ref

GIS Ref

Insp Date 11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 139.0-0003-0003.0

!10750!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	394,000	3400	6,720.	559,400	956,800	956,800	Year End Roll	12/18/2019
2019	101	FV	330,100	3400	6,720.	590,500	924,000	924,000	Year End Roll	1/3/2019
2018	101	FV	330,100	3400	6,720.	435,100	768,600	768,600	Year End Roll	12/20/2017
2017	101	FV	330,100	3400	6,720.	416,500	750,000	750,000	Year End Roll	1/3/2017
2016	101	FV	330,100	3400	6,720.	385,400	718,900	718,900	Year End	1/4/2016
2015	101	FV	311,600	3400	6,720.	323,200	638,200	638,200	Year End Roll	12/11/2014
2014	101	FV	311,600	3400	6,720.	315,800	630,800	630,800	Year End Roll	12/16/2013
2013	101	FV	311,600	3400	6,720.	300,900	615,900	615,900		12/13/2012

PRINT

Date	Time
12/11/20	01:01:38

LAST REV

Date	Time
08/13/19	10:06:35

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10750

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGNUSON DORIS	25028-229		11/30/1994		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	89291
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/13/1995	58		3,000					REMODEL KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
2/12/2009	Measured	336	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6720		Sq. Ft.	Site		0	90.	0.93	10									559,440						559,400	

Total AC/HA: 0.15427 | Total SF/SM: 6720 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 559,440 | Spl Credit | Total: 559,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23463249
Const Adj.:	0.99980003
Adj $ / SQ:	160.470
Other Features:	83750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	535384
Depreciation:	141341
Depreciated Total:	394043

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	1

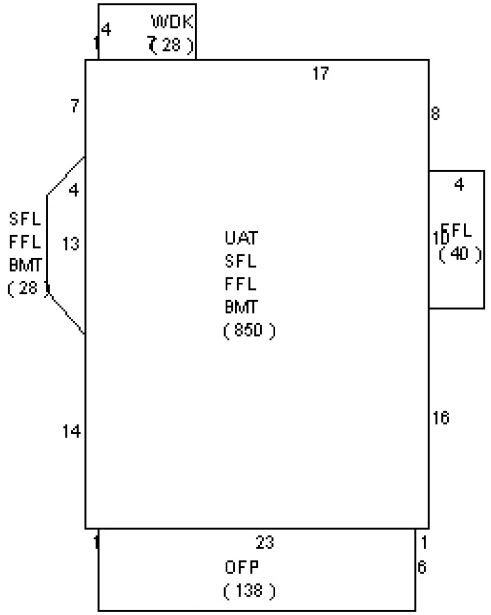
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	8	5	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	918	160.470	147,312
BMT	Basement	878	48.140	42,268
SFL	Second Floor	878	160.470	140,893
UAT	Upper Attic	213	112.330	23,870
OFP	Open Porch	138	28.450	3,926
WDK	Deck	28	16.000	448

Net Sketched Area:	3,053	Total:	358,717
Size Ad	1796	Gross Are	3690	FinArea	2009
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	194.17
Special Features:	0	Val/Su Net:	129.05
Final Total:	394000	Val/Su SzAd	219.38

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

139.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc